



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JULY 17, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:40 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD and WEEKLY

EXCUSED: MEMBER MACK

ALSO PRESENT: DOUG SELBY, Acting Executive Director, JOHN REDLEIN, Assistant City Attorney, and BEVERLY K. BRIDGES, Acting Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:40)
2-2529

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 17, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JULY 3, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with MACK excused

MINUTES:

There was no discussion.

(11:40)

2-2540

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 17, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD - WARDS 1 AND 5 (M. McDONALD AND WEEKLY)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$50,000.
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source: SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

Discussions have been ongoing in the recent past between City staff, and the folks at FSE and Neonopolis, to provide enhanced pedestrian amenities and an entertainment venue on the easternmost block of FSE, 4th St. to Las Vegas Blvd. This will not only benefit Neonopolis and new tenants in the FSE red garage, but also set the stage for eastward redevelopment of the proposed entertainment district. Staff recommends approval.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Location Map

MOTION:

M. McDONALD – ABEYANCE to 8/7/2002 – UNANIMOUS with MACK excused

MINUTES:

LESA CODER, Director, Office of Business Development, outlined staff's efforts to work with Neonopolis and Fremont Street Experience in an ongoing effort to enhance the location. This money will be used to provide a stage, sound system, lighting and any balance used for spotlights for greater attraction to the area. It is anticipated that additional funding requests will be made as the upgrading efforts move further east.

CHAIRMAN GOODMAN discussed with MS. CODER about police presence and criminal activity in the vicinity of Neonopolis and Race Rock. He has noticed that people utilize the outside tables and chairs without patronizing the restaurant businesses. MS. CODER offered to contact Metro to obtain a specific report. Staff is making rounds to get a better feel for how the businesses operate, make suggestions for better operation and for staff to learn how to better market the area.

REDEVELOPMENT AGENCY MEETING OF JULY 17, 2002

Business Development

Item 2 – DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO
ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE
BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD

MINUTES – Continued:

CHAIRMAN GOODMAN questioned whether the City was participating in this manner because the City is a partner via its investment in the parking garage or in order to create a magnet to create downtown redevelopment. MS. CODER replied that the Redevelopment Agency's objective is to assist and retain businesses regardless of Agency participation at the location. In this instance, the Agency is heavily invested into the parking garage but that is aside from staff's assistance in this area. CHAIRMAN GOODMAN indicated his support to help with revitalization, but questioned whether the Agency or City is stepping over into the management of these businesses. MS. CODER concurred. Taxpayer money should not go toward the operation of private businesses. That should be left with the private sector. However, staff is there to assist by providing advice, contacts and act in a fiduciary role, in many cases without monetary involvement.

CHAIRMAN GOODMAN cited that the work being done by the Philadelphia group is exciting and could ultimately be a great benefit to the City. Steps taken to date have demonstrated commitment by the Agency and City, but the private sector businesses in an area must step up to the plate as well. MS. CODER replied that the message has been given repeatedly. Staff would never recommend any type of plan or project to the Board that would not benefit the entire City. Certainly the focus is on growing on the success gained and being creative.

CHAIRMAN GOODMAN and MEMBER McDONALD discussed holding the item for two weeks in order to resolve the nitty-gritty questions and clearly define each party's responsibilities. There have been critical comments made about the no man's land created between Fremont Street and the City's dreams for the properties to the east. Certainly every effort has been made to make Neonopolis successful and the stage is a good idea, but care needs to be taken during this Twilight Zone period. CHAIRMAN GOODMAN stressed that it is a question of how far the Agency should go to protect its investment.

CHAIRMAN GOODMAN confirmed with MS. CODER that Jillian's is scheduled to open in Neonopolis in late September, early October 2002. CHAIRMAN GOODMAN stated that, after visiting another franchise location, MEMBER WEEKLY reported to him that Jillian's will make Neonopolis.

MEMBER REESE commented that the Agency should remember that the Agency is a business owner at Neonopolis and has the ability to make or lose money based on that involvement. MS. CODER welcomed the opportunity to provide a broader approach. Her last statement was that funding for stages of this type is similar to others along Fremont as a whole. This is not merely an attempt to improve the Neonopolis investment.

There was no further discussion.

(10:50 – 10:52)

2-256

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 17, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

RESOLUTIONS:

RA-2-2002 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN's 139-33-610-004, 139-33-511-003, and 139-33-511-004) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO CITY COUNCIL ITEM #70]

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site. Developer is seeking tax increment financing reimbursement for some qualified improvements. The project meets the goals and objectives of the Redevelopment Plan.

RECOMMENDATION:

Approval and authorize the Chairperson to execute the Owner Participation Agreement and all documents related thereto.

BACKUP DOCUMENTATION:

1. Resolution No. RA-2-2002
2. Owner Participation Agreement
3. Disclosure of Principals
4. Location Map

MOTION:

REESE – ABEYANCE to 8/7/2002 – UNANIMOUS with MACK excused

REDEVELOPMENT AGENCY MEETING OF JULY 17, 2002
Business Development
Item 3 – RA-2-2002

MINUTES:

LESA CODER, Director, Office of Business Development, advised that the item is related to Council Item #70 and should likewise be held in abeyance.

There was no further discussion.

(11:52)
2-3185

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 17, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, citizen of Las Vegas, read a statement, which he submitted for the record, regarding the insufficiency of the proposed investment created by Item 2 on this agenda.

(11:54 – 11:58)

2-3249

CHRIS CHRISTOFF, 335 West Cincinnati, protested that millions have been spent for ten years on downtown and its businesses and none on residential communities like Meadows Village. The pending writ against the Agency and City is going to be a great embarrassment. Promises have been made, but not kept, regarding the preservation of residential communities. The downtown businesses claimed lack of money for things, but in the end managed to contract with the unions. There is money to correct blighted areas. Redevelopment Agency money must be turned around and used for the Meadows Village area as well or this is going to eventually come back on the elected officials when the people speak out at the polls.

(11:58 – 12:01)

2-3479/3-1

STAN WASHINGTON, 4299 Lucas Avenue, reminded the Board to hold the developers to the employment plan, as set out in the overall Redevelopment Agency Plan, when RA-2-2002 comes before it on 8/7/2002. In order to meet the employment goal, he requested that the developer be directed to meet with the Economic Opportunity Board to identify how Ward 5 residents fit into the 35,000 jobs projected for the project.

(12:01 – 12:06)

3-24

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF JULY 17, 2002 Citizens Participation

BEATRICE TURNER raised a concern with the Las Vegas Housing Authority's failure to cut the grass. She advised CHAIRMAN GOODMAN that there is a particular member sitting on the Housing Authority Board who does not comply with the law governing the qualifications of the members. She submitted a copy of the law to demonstrate this illegal appointment. Lastly, she reminded CHAIRMAN GOODMAN to always wear his seatbelt.

(12:06 – 12:09)

3-166

GENE COLLINS, 1101 Eleanor Avenue, outlined his history with the legislature that passed the Redevelopment Agency legislation. At that time, he raised a concern that there were no safeguards built into the law for takings of land. No redevelopment money has been spent in West Las Vegas. In fact, no money has been spent in blighted areas. This needs to be made right. Money needs to be spent on fixing the streets in his area of West Las Vegas. He strongly supported the World Market developer attending the Economic Opportunity Board on 7/22/2002 to discuss jobs and community opportunities.

(12:09 – 12:12)

3-255

FREDERICK REED appeared on behalf of Ebony Hotel/Casino and requested an opportunity to meet with MEMBER WEEKLY to discuss a 6,025-room hotel redevelopment project. CHAIRMAN GOODMAN directed MR. REED to call MEMBER WEEKLY'S office.

(12:12 – 12:13)

3-368

TODD FARLOW, 240 North Nineteenth Street, requested greater details regarding the proposed stage along the pedestrian area near the Neonopolis, east of the Fremont Street Experience. MR. FARLOW complained about the removal of benches along the Fremont Street Experience. There is no place to rest. This is particularly hard on individuals who are partially disabled, as he is. There should be amenities provided.

(12:13 – 12:14)

3-432

THE MEETING ADJOURNED AT 12:14 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
July 18, 2002

Beverly K. Bridges, Acting Secretary